

# **Board of County Commissioners**

## **Division of Planning & Development**

### **Development Review**

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## **Development Review Committee Meeting** **March 28, 2005**

### **Members Present-**

Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Dale Parrett-Public Works, Aimee Webb-Development Coordinator, Mike Springstead-Springstead Engineering, Barry Ginn-Ginn Engineering, Terry Neal-Attorney, Becky Howard-Deputy Clerk, and Alysia Akins-Secretary.

The meeting convened at 2:00 P.M.

### **Approval of Minutes-**

Mr. Helms made a motion to approve the minutes from March 21, 2005. Mrs. Howard seconded the motion and the motion carried.

### **OLD BUSINESS-**

None

### **NEW BUSINESS-**

#### **Orange Auto Sales – Major Development – Preliminary Plan Review**

David Springstead, Springstead Engineering, Inc., was present and requesting preliminary approval to construct a 12,500 square foot building for warehouse area and office/sales space. Mr. Springstead explained the original plans had been submitted about two years ago, but nothing had been done due to awaiting Southwest Florida Water Management District and Florida Department of Transportation permits and approvals. Proposed improvements to C-48 and drainage issues were discussed. The project property has never been platted. Mr. Springstead explained Robert Sanchez, property owner, wished to relocate his current auto sales business to this location. Lot 2 is shown on the plan as impervious for drainage purposes; and will be used as overflow storage. Drainage calculations will be submitted. Infiltration capacity was discussed regarding the ponds percolating. Water retention areas will be on-site. There are no improvements proposed for SW 18<sup>th</sup> Terrace. Staff comments were discussed regarding the following items: property needs to be shown as one lot, vicinity map scale needs to be corrected, plans need to be labeled as preliminary, proposed number of employees needs to be addressed, sign dimensions and setbacks need to be added, dumpster details need to be shown, driveway connection and turn radii need to be addressed, lot dimensions need to be shown, sidewalk details need to be shown, all regulatory agency permits need to be obtained, exterior lighting details need to be shown, and all parking space information needs to be shown. Engineering comments were discussed and included the following items: traffic/trip generation study needs to be done and stop signs/stop bars are required. The existing fire hydrant location needs to be shown. An additional fire hydrant needs to be provided on SW 18<sup>th</sup> Terrace. There is no sprinkler system proposed. An alarm system is required.

Mr. Helms moved to approve the preliminary plan, subject to all issues being addressed on revised plans and a traffic study being done. Mr. Ginn seconded the motion and the motion carried.

Mr. Burris arrived at 2:05 PM during the above discussion and did vote.

### **301 South Office Complex – Medium Development – Conceptual Plan Review**

Robert Couch and Bill Davis, Enviro-tech, Inc., were present to request conceptual approval to construct a 4950 square foot office building. Staff comments were discussed regarding the following items: a copy of the recorded deed is needed, property acreage information needs to be provided, land use and urban development information need to be addressed, all regulatory agency permits or exemptions need to be provided, the drainage retention area needs to be located, and an error in the legal description needs to be corrected. The net impervious area was discussed since some of the existing impervious area will be removed, however, additional impervious area will be added. Other staff comments included the following items that need to be addressed: parking space details, screening requirements, general soils map, on-site sign information, dumpster enclosure details, and outdoor lighting information. Mr. Ginn inquired about the proposed use of the property, in which the building will be utilized as professional office and retail space for distribution of Yankee Candles.

Mr. Helms moved to approve the conceptual plans, subject to all comments being addressed on revised plans. Mr. Ginn seconded the motion and the motion carried.

### **VOS: Oleander Villas – Major Development – Engineering Plan Review**

Kim Burgess, Mid-State Engineering and Surveying, LLC, was present to request engineering approval to develop a 101-unit subdivision. Engineering comments were discussed regarding the emergency access easement. A gate will be provided in the precast wall.

Mr. Springstead made a motion to approve the engineering plans, subject to comments being addressed on revised engineering plans. Mr. Helms seconded the motion and the motion carried.

Mrs. Howard excused herself at 2:25 PM.

### **Proposed Lighting Code Modifications/Proposed Dumpster and Enclosure Code Modifications**

Ron Grant, Grant and Dzuro, was present to participate in this discussion. All recommendations from this committee will be forwarded to the Zoning and Adjustment Board for their consideration in making a recommendation of approval to the Board of County Commissioners. A few minor changes were requested and will be made. A final draft will be prepared for ZAB recommendation.

Mr. Helms moved to forward approval to the ZAB of the proposed lighting code modifications, subject to the requested changes being made and a final draft being prepared. Mr. Parrett seconded the motion and the motion carried.

Mr. Helms moved to forward approval to the ZAB of the proposed dumpster pad enclosure code modifications, subject to the requested changes being made and a final draft being prepared. Mr. Ginn seconded the motion and the motion carried.

Mrs. Rogers praised Mr. Helms for all of his hard work and dedication while performing his duties as Development Coordinator for the County and wished him well in his new career opportunity.

The next meeting is scheduled for April 4, 2005.

Meeting adjourned at 2:40 PM.